

TO LET

Unit 44, 8 Greenfield Way
Cherry Tree Shopping Centre
Wallasey



Location

Cherry Tree Shopping Centre forms the town centre retail provision for Wallasey. The scheme is anchored by Primark, B&M Bargains, Wilkinson and Peacocks providing 180,000 sq ft of retail space and benefits from 250 free surface car parking spaces.

Other key tenants include Costa Coffee, Holland & Barrett, Bonmarche and Card Factory.

The subject premises are located on Greenfield Way with nearby occupiers including Card Factory, Peacocks and B&M.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	797	74.0
First Floor	370	34.4

Rent

We are seeking rental offers in the order of £24,750 per annum exclusive.

Tenure

The unit is offered on a new effectively Full Repairing and Insuring Lease, for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £14,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2018 stands at approximately £5,738.

EPC

Energy Performance Asset Rating - C

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared May 2018

Viewing Strictly through the sole letting agent.

Barker Proudlove

Grant Owens

+44 (0)161 631 2853

+44 (0)7808 646576

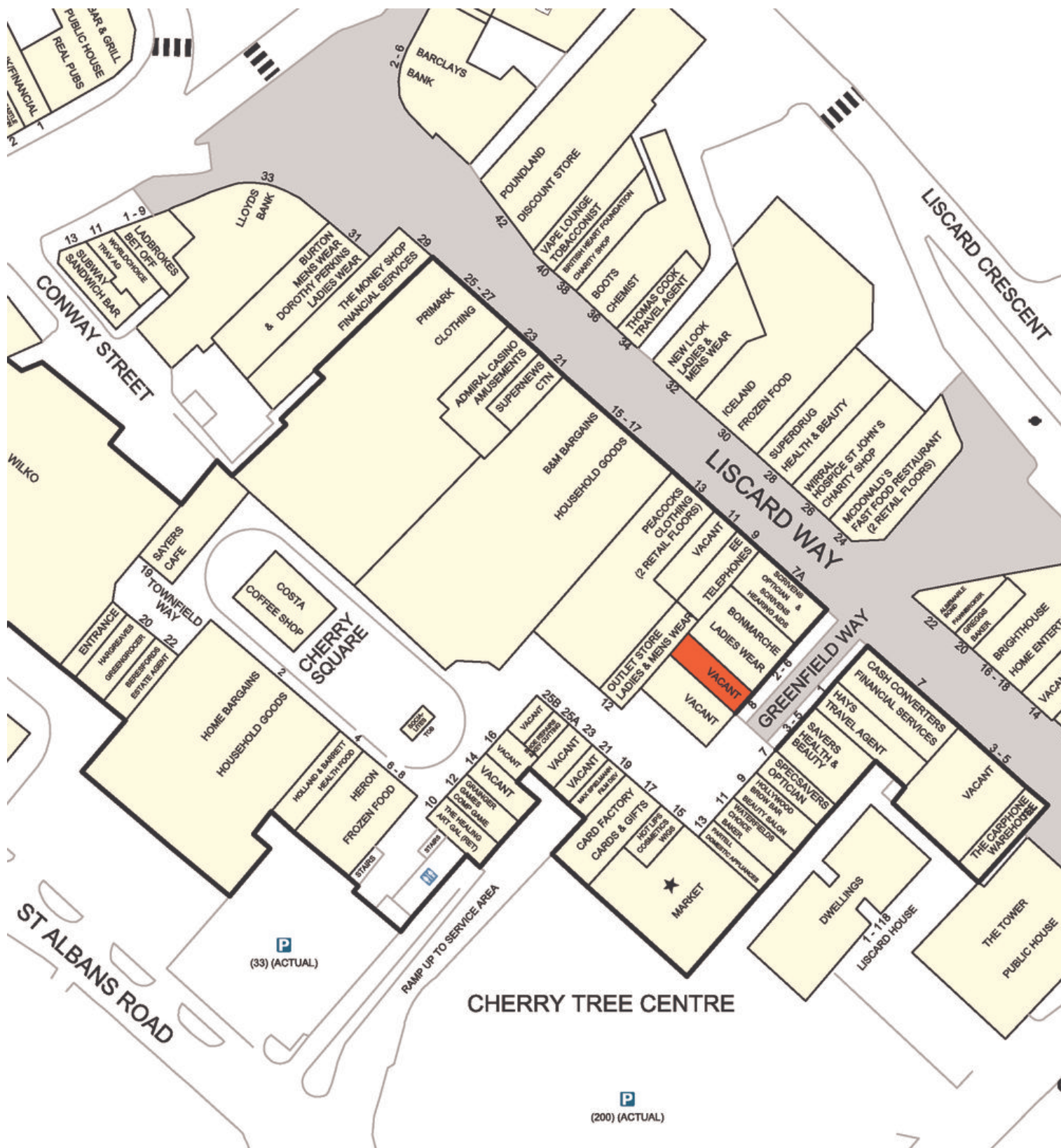
grant@barkerproudlove.co.uk

Andrew McGuinness

+44 (0)161 631 2852

+44 (0)7769 641622

andrew@barkerproudlove.co.uk



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